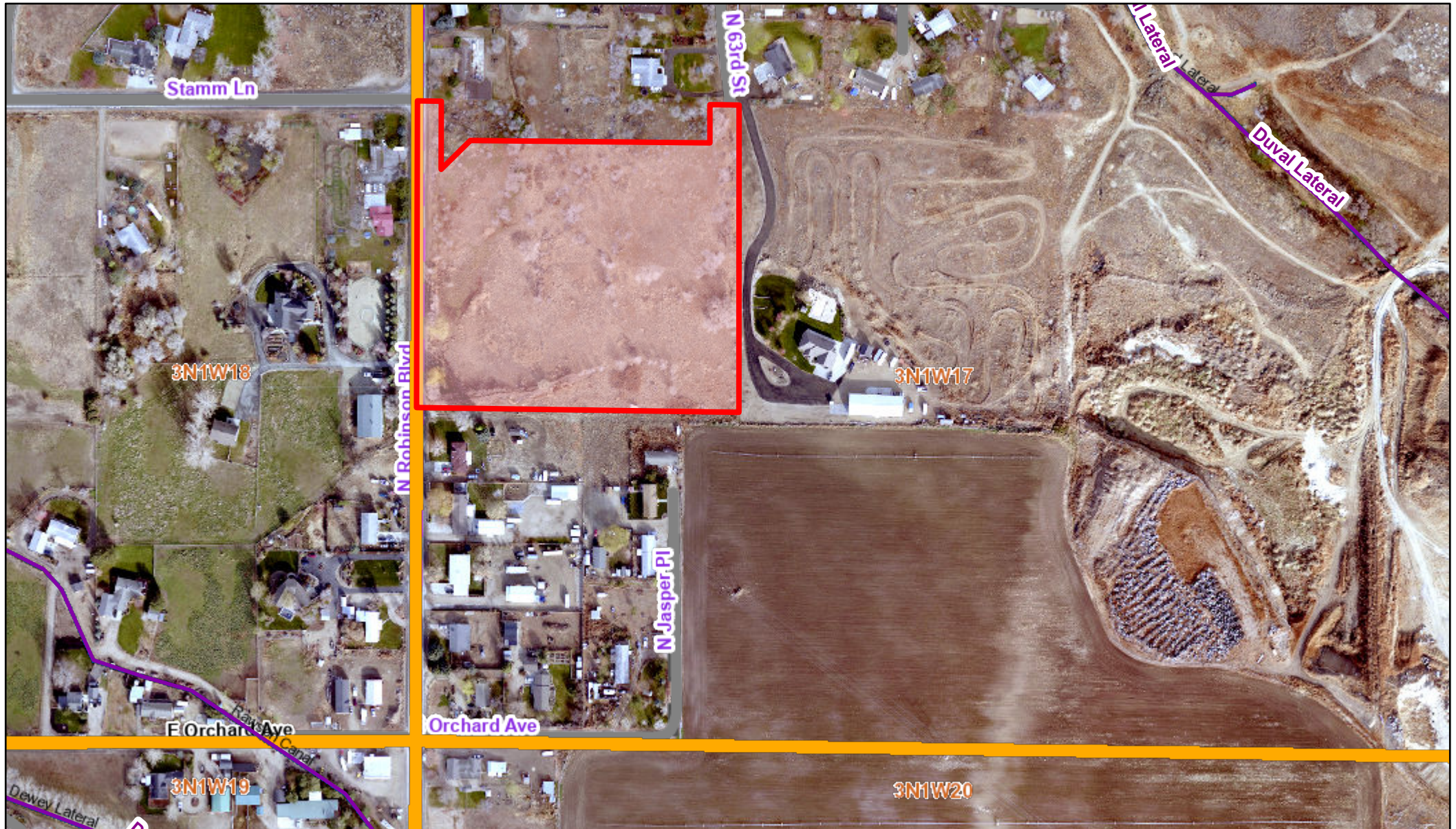
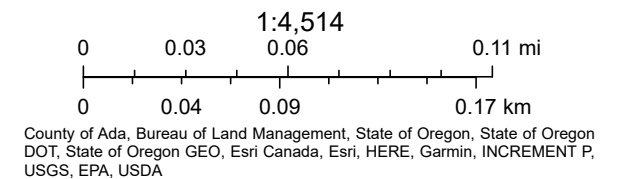
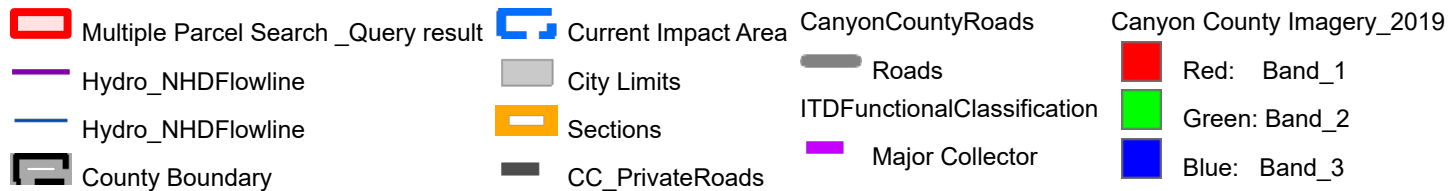


Canyon County, ID Web Map



6/27/2023, 3:46:42 PM



Canyon County, ID

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |



Master Application

Canyon County Development Services 1115 Albany Street, Caldwell, ID 83605.

www.canyoncounty.org Phone 208-454-7458 fax 208-454-6633

Owner(s) information:

Name: PATRICIA DODSON

Address: 6427 83rd Ave SE

Telephone: [REDACTED]

City: SNODHOMISH State: WA Zip: 98290

Signature: (Owners)

Date

I consent to this application and agree to allow DSD Staff / Commissioners to enter the property for site inspections.

If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who is eligible to sign.

Applicant: Representative / Business Name:

Name: TOM HOOD

Additional Contact if applicable: Business Name:

Name: [REDACTED]

Address: 6405 83rd Ave SE

Address:

City: Snodhomish State: WA Zip: 98290

City: _____ State: _____ Zip: _____

Telephone: 425 238-9536 Fax:

Telephone: _____ Fax:

Email: dvgenterprises@aol.com

Email: DAVID EVANS & ASSOCIATES

I certify this information is correct to the best of my knowledge.

Engineer / Surveyor if applicable: Business Name:

Name: SEAN SULLIVAN, PLS Phone: 208 585-5858

Address: 9125 W. Emerald St. Fax:

City: BOISE State: ID Zip: 83704

Email: sean.sullivan2@dea-inc.com

Signature: (Applicant)

Date

Site Information: Address: to be assigned

Total Acreage: 9.64 AC.

Tax Parcel Number(s): R3046100000

Quarter Section: SW Section: 17 Township: 3N. Range: 1W. Zoning: R-1

Area of Impact: NAMPA Subdivision: _____ Lot: _____ Block: _____

Check application type:

- ☐ Assisted Care Facility
- ☐ Bed and Breakfast
- ☐ Day Care Facility
- ☐ Reduction Frontage, Easement, Road Lot
- ☐ Floodplain Development
- ☐ Home Business ☐ New Application ☐ Renewal
- ☐ Land Division Administrative
- ☐ Mineral Extraction short term
- ☐ Public Service Agency Telecom >75'

Administrative Applications

- ☐ Parcel Inquiry
- ☐ Property Boundary Adjustment
- ☐ Quasi-Public Use
- ☐ Sign
- ☐ Temporary Use ☐ New Application ☐ Renewal
- ☐ Utility Facility
- ☐ Variance up to 33%
- ☐ Wind Energy System Small
- ☐ Zoning Compliance Certificate

- ☐ Appeal
- ☐ Comprehensive Plan Change ☐ Text ☐ Map
- ☐ Conditional Use
- ☐ Road Name Change

Hearing Level Applications

- ☐ Time Extension
- ☐ Variance
- ☐ Zoning Ordinance Amendment ☐ Map ☐ Text

Subdivision Applications

- ☐ Final Plat
- ☒ Short Plat
- ☐ Preliminary Plat

- ☐ Plat Amendment or Minor Replat
- ☐ Simple Changes to a Plat
- ☐ Vacation of Plat, Lot, Road, Easement

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:
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CANYON COUNTY DEVELOPMENT SERVICES

111 North 11th Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



SUBDIVISION WORKSHEET

GENERAL

1. How Many Lots are you proposing? 7
2. Average Lot Size of the Residential Parcels? 1.1 Acres

IRRIGATION

1. Irrigation Water is Provided via ☐ Irrigation Well ☒ Surface Water
2. What percentage of the property has water? 100 %
3. How many inches of water are available to property? 5.9
4. How do you plan to retain storm and excess water on each lot?
Each lot is responsible for retaining and disposing water on their own site.
Private road drainage will be collected and disposed of at an on-site infiltration pond.
5. How do you plan to process storm water / excess irrigation water prior to it entering the established drainage system? Excess irrigation water runoff will be kept to a minimum.
Any excess irrigation water runoff will flow, as it historically has, to the north end of the site, or into the roadside borrow ditch and into the on-site stormwater infiltration ponds.

ROADS

1. Roads within the Development will be: ☐ Public ☒ Private ☐ N/A

HILLSIDE DEVELOPMENT

1. Of the total lots requested, how many of the lots will contain slopes greater than 15%?
0 Residential 0 Non-Buildable 0 Common
2. Will the proposed Road(s) be located within any area that has slopes greater than 15%
☐ Yes ☒ No

SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. Will you be requesting waivers of Subdivision Improvements from the City?
☐ Yes ☒ No
2. If yes, which waivers will you be requesting?
☐ Curbs ☐ Gutters ☐ Sidewalks ☐ Streetlights ☐ Landscaping

April 3, 2018

Planning Division
Canyon County Dept. of Development Services
Canyon County Administration Building
111 North 11th Ave. #140
Caldwell, ID 83605

RE: Short Plat Application – Tax Parcel #R3046100000

Dear Sir/Ma'am:

In accordance with the Canyon County Subdivision Ordinance, I am requesting a short subdivision of the above referenced parcel into 7 building lots.

The parcel lies at the southeast corner of Stamm Lane and Robinson Road, within the Impact Area of the City of Nampa. The property is 9.64 acres in size, and lies within the R-1 zone (1 acre minimum lot size). As shown on the plat maps, all proposed lots are approximately 1.1 acres in size, meeting the zoning requirement. No open space areas or unbuildable lots are proposed.

Access to the new lots will be via an extension of N. 63rd Street to the south (this street currently dead ends at my north property line). Existing N. 63rd Street is a public road, but the extension to serve the plat is proposed to be a private road. Stormwater runoff from this roadway will be disposed of through two infiltration ponds located on-site (see engineering plans).

Water supply will be provided through individual wells, and sewerage will be provided by individual septic systems approved by Southwest District Health. A privately-maintained irrigation system will be provided, serving all lots, and receiving water through the Nampa & Meridian Irrigation System, for which I have full water rights.

Thank you for your consideration. Please call me at 360 568-6202 if you have any questions or require additional information.

Sincerely,



Patricia Dodson
Owner/Applicant

Short Plat Application Checklist

Canyon County Development Services

111 North 11th Avenue, #140, Caldwell, ID 83605.

Phone 208-454-7458 Fax 208-454-6633

www.canyoncounty.org



The following list details items that must be submitted with your application.

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements and how you will mitigate negative impacts
<input checked="" type="checkbox"/> Subdivision Worksheet
<input type="checkbox"/> Copy of Preliminary and Final Plat <i>DEA</i>
<input type="checkbox"/> Private Road Name approval from the County (if internal roads are private)
<input checked="" type="checkbox"/> Preliminary Drainage plan, if applicable
<input checked="" type="checkbox"/> Preliminary Irrigation plan, if applicable <i>Carl</i>
<input checked="" type="checkbox"/> Preliminary Grading plan, if applicable
<input checked="" type="checkbox"/> Final Drainage Plan, if applicable
<input checked="" type="checkbox"/> Final Irrigation Plan, if applicable <i>Carl</i>
<input checked="" type="checkbox"/> Final Grading Plan, if applicable
<input type="checkbox"/> Deed or evidence of property interest to all subject properties. <i>DEA</i>
<input type="checkbox"/> Fees

After the preliminary and final plats have been reviewed and found in compliance **an additional fifteen copies of the preliminary and five copies of the final plat shall be submitted in addition to one electronic copy of each.**

Notes:

If the detailed letter is incomplete or not sufficient to evaluate the project a revised version may be required.

Additional studies and information may be required to fully understand the impacts to things such as traffic, environment, economics and the surrounding properties.